

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

October 1, 2007

CALL TO PODIUM:

James D. Arnoult

RESPONSIBLE STAFF:

James D. Arnoult
Peter Geiling

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
X	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:

Resolution of the Mayor and City Council Authorizing the City Manager to Negotiate and Execute a Contract for Construction Quality Management Services and LEEDS Commissioning for the Gaithersburg Indoor Aquatic and Recreation Center and the Olde Towne Youth Center (\$302,000 annually)

SUPPORTING BACKGROUND:

The construction of the Gaithersburg Indoor Aquatic and Recreation Center is an important project for the City. It will be the largest public works project in terms of funding and square feet.

Both projects will be LEED Silver certified projects. Both projects are currently in design development with construction anticipated to begin in summer 2008. One LEED requirement is that the owner retain an independent LEED certified commissioning agent and a Construction Quality Management (CQM) firm to insure adherence to all specifications and requirements.

Staff utilized a competitive selection process to evaluate several firms that were awarded a competitively bid contract for CQM services with Montgomery County. The contract has a Council of Government rider clause. Staff developed a work scope and provided it to each firm. Three firms responded and were subsequently rated and interviewed by a selection committee composed of staff from the City Managers Office, Public Works, and Parks, Recreation and Culture. Alpha Corporation was unanimously selected by the committee. Alpha has performed such services for many other government clients and was the only firm with indoor aquatic center experience. Below are the costs proposed by each firm:

JMT	\$748,695
Alpha Corporation	\$836,716
O'Connell & Lawrence	\$1,698,964

Each firm also recommended a comprehensive full-discipline plan review and analysis. This would add approximately \$70,000 of additional costs, but would be a worthwhile investment.

Staff is seeking approval to retain the services of Alpha Corporation under the general terms and conditions of the Montgomery County contract at an estimated \$302,000 annually for the project's estimated three year duration which includes the full-discipline plan review and analysis. There are sufficient funds for these services budgeted in the Capital Improvements Program Budget for the Indoor Aquatic Center and Youth Center.

DESIRED OUTCOME:

Vote on Resolution

Resolution Request Form

REQUEST FORM FOR RESOLUTIONS PERTAINING TO EXPENDITURES FROM THE CITY BUDGET (CONTRACTS/PURCHASES, TRANSFER FUNDS)

(Please attach the Mayor and Council Agenda Cover Sheet to this Form. For contracts/purchases, the Cover Sheet **MUST** include a list of all bidders and bid amounts.)

Requested by: Peter Geiling Date of City Council Meeting: October 1, 2007

AUTHORIZING

Purchase ☐ Award Contract ☐ Transfer Funds ☐ Negotiate/
Execute a Contract ☒

BID INFORMATION:

Advertisement Date NA

Newspaper(s) NA

Bids Opened/Tabulated (date) NA

DESCRIPTION OF ITEM(S):

Construction Management and LEEDS commissioning for the New Indoor Aquatic and Recreation Center and the Olde Towne Youth Center

CONTRACTED/PURCHASE FROM:

Company Name: Alpha Corporation
Street Address: 1800 Washington Blvd., Suite 425
P. O. Box Number

City/State/Zip Baltimore, MD 21230

CONTRACT/PURCHASE AMOUNT: \$ 302,000.00 (annual)

Check One: In the Estimated Amount of ☒ Not to Exceed ☐

FUNDS TO BE EXPENDED FROM: Operating Budget ☐ Capital Improvements Budget ☒

Account Number: 3343 591100 03-1 CIP #03-1 (\$615,761)
3343 591100 06-1 CIP #06-1 (\$289,108.50)

(For Finance Department use only; not to be included in the Resolution)

VERIFICATION OF AVAILABILITY OF FUNDS Available ☐ Not available ☐

Finance Dept. Date

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR
CONSTRUCTION QUALITY MANAGEMENT AND LEED COMMISSIONING
SERVICES FOR THE GAITHERSBURG INDOOR AQUATIC AND RECREATION
CENTER AND OLDE TOWNE YOUTH CENTER PROJECTS

WHEREAS, Section 57 of the City Charter provides that the City Council may permit negotiations of contracts without sealed bids for products and services, where in the opinion of the Council, the interests of the City would be best served by negotiated contracts; and

WHEREAS, THE City is in need of a LEEDS Certified Construction Quality Management professional for the Gaithersburg Indoor Aquatic and Recreation Center and Olde Towne Youth Center Projects; and

WHEREAS, the Mayor and Council have determined to award a contract for Construction Quality Management and LEED Commissioning Services for the Gaithersburg Indoor Aquatic and Recreation Center Project:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Gaithersburg, that the City Manager be and he hereby is authorized to negotiate and award a contract for LEEDS Commissioning and Construction Quality Management Services to Alpha Corporation, 1800 Washington Blvd., Suite 425, Baltimore, Maryland 21230, in the estimated annual amount of Three Hundred Two Thousand Dollars (\$302,000); said funds to be expended from the Capital Improvements Program.

ADOPTED by the Mayor and City Council this 1st day of October, 2007.

SIDNEY A. KATZ, MAYOR and
President of the Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the City Council
in public meeting assembled on the 1st day
of October, 2007.

David B. Humpton, City Manager